


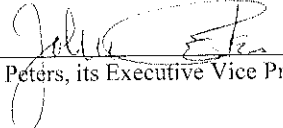

BK 672 | PG 3 | 7

52-21  
TRANSFER  
TAX  
PAID

## QUITCLAIM DEED WITH COVENANT

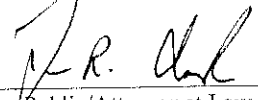
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**SNOW FLAKE CANNING COMPANY**, a Maine corporation and **DOWNEAST ENERGY CORP.**, a Maine corporation formerly known as "Down East Energy Corp." joining in this deed as grantor, both with a place of business in Brunswick, Maine, for consideration paid, hereby GRANT to **ALLIANCE ENERGY CORP.**, a Massachusetts corporation having a mailing address of 800 South Street, P.O. Box 9161, Waltham, MA 02454-9161 with QUITCLAIM COVENANTS, those certain lots or parcels of land, with the buildings, fixtures and improvements thereon located on or about Pleasant Street in the **Town of Waterville**, County of Kennebec and State of Maine, more particularly bounded and described in the attached **Schedule A**, subject to those matters set forth in **Schedule B** attached hereto.

WITNESS our hands and seals as of December 1, 2001.
  
 Witness
**SNOW FLAKE CANNING COMPANY**by:   
John Peters, its Executive Vice President
  
 Witness
**DOWNEAST ENERGY CORP.**by:   
John Peters, its Executive Vice PresidentState of Maine  
County of Cumberland, ssDecember 1, 2001

Then personally appeared before me the above named John Peters in his said capacities and acknowledged the foregoing to be his free act and deed and the free act and deed of said corporations.

Before me,

  
 Notary Public/Attorney at Law  
 Name: Lawrence R. Clough

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SCHEDULE A

Waterville, Maine

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Waterville:

A certain lot or parcel of land with the buildings thereon, situated in Waterville, Kennebec County, Maine, bounded and described as follows:

Beginning at a stone monument on the northwesterly side of Pleasant Street, said monument being one hundred eight and nine tenths (108.9) feet northeasterly along said Pleasant Street from the intersection of the northeasterly side of North Street with the northwesterly side of Pleasant Street; thence southwesterly along said Pleasant Street to said point of intersection with the northeasterly side of said North Street; thence northwesterly along said North Street ninety-eight and five hundredths (98.05) feet to a stake, said stake being the southeasterly corner of a driveway hereinafter mentioned; thence at an angle to the right of sixty-six degrees three minutes (66° 03') from the last described line a distance of ninety-six and six tenths (96.6) feet to the westerly corner of the most easterly concrete pier which marks the easterly side of said driveway hereinafter mentioned; thence northerly along the westerly side of said concrete pier and continuing along a prolongation northerly of said westerly side of said pier a distance of thirty-nine and two-tenths (39.2) feet to a stake being eleven (11) feet easterly measured at right angles to the easterly line of land now or formerly of G. S. Flood, Co., Inc.; thence at an angle to the right of ten degrees fifty-four minutes (10° 54') from the last described line a distance of fifteen and three tenths (15.3) feet to a stake; thence at an angle to the right of one hundred two degrees forty-one minutes (102° 41') from the last described line a distance of fifty-nine (59) feet to an iron rod, said rod being at the southwesterly corner of land now or formerly of A.B. and S. A. Green; thence continuing along the southwesterly line of said land now or formerly of A.B. and S. A. Green a distance of one hundred fourteen (114) feet to the point of beginning. Containing 17,255 feet (Square), more or less.

Appurtenant to the above bounded premises there is conveyed a one-half interest in common in a strip of land eleven (11) feet wide located westerly of and adjoining the above described premises, the easterly line of said strip of land being the westerly line of the land as described above, said strip of land extending from said North Street to the northwesterly corner of the land herein above conveyed, to be used as a driveway and passageway by this Grantee in common with the owner of the other half of said strip of land.

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Waterville:

A certain lot or parcel of land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point in the westerly line of Pleasant Street at the southeasterly corner of land conveyed to R. Wesley Dunn by Josiah F. Taylor by his deed recorded in the Kennebec Registry of Deeds, Book 348, Page 141 and running thence westerly along the southerly line thereof one hundred ten (110) feet, more or less, to the southwesterly corner thereof; thence southerly along the westerly line thereof fifty (50) feet; thence easterly parallel with the first described line one hundred ten (110) feet, more or less, to the aforesaid westerly line of Pleasant Street; thence northerly along the westerly line of said Street to the place of beginning.

Also, another certain lot or parcel of land situated in said Waterville, and bounded and described as follows, to wit:

Beginning on the dividing line between land conveyed by the Maine Central Railroad Company to Central Distributing Company by deed dated March 4, 1942, and land now or formerly of Stanley W. Barrows, Sr., at the intersection of said dividing line with the northwesterly side line of said land of Stanley W. Barrows, Sr.; said point of intersection being one hundred fourteen (114) feet, measured along said dividing line from the northwesterly side line of Pleasant Street; thence northwesterly on the northeasterly side line of said land of Central Distributing Company to intersect a line drawn parallel with and twenty-five (25) feet northwesterly from the aforesaid northwesterly side line of said land of Stanley W. Barrows, Sr.; thence northeasterly along said parallel line a distance of fifty (50) feet more or less, to intersect the direct extension northwesterly of the northeasterly sideline of said land of Stanley W. Barrows, Sr.; thence southeasterly along the aforesaid extended line to the aforesaid northwesterly sideline of said land of Stanley W. Barrows, Sr.; thence southwesterly along said northwesterly side line of said land of Stanley W. Barrows, Sr., a distance of fifty (50) feet, more or less, to the point of beginning.

Being the same premises conveyed to Robert O. Cloutier and Cynthia B. Cloutier by warranty deed of Auto-Industrial, Inc., dated March 4, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2777, Page 264 and by corrective deed from Gordon L. Carson, dated September 26, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 61.

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Meaning and intending to convey and hereby conveying the same City of Waterville property described in a deed from Downeast Energy Corp. to Snow Flake Canning Company dated September 27, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3807, Page 321 but hereby conveying all property reserved by the grantor therein.

**SCHEDULE B**

Fence obligations as set forth in a deed from Maine Central Railroad dated March 4, 1942 and recorded in Book 785, Page 590, to the extent still in force and applicable.

Fence obligations as set forth in a deed from Stanley W. Barrows Jr. et ux to Barrows Transfer and Storage Company dated March 11, 1955 and recorded in Book 992, Page 360, to the extent still in force and applicable.

Rights and easements granted to Central Maine Power Company in an instrument dated May 26, 1942 and recorded in Book 789, Page 128.

Terms and provisions of a Notice of Layout and Taking by the State of Maine recorded September 16, 1985 and recorded in Book 2855, Page 132.

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ATTEST: *Harriet Rose Munn*  
REGISTER OF DEEDS

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